
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1506 Q Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 23, 2014	X Alteration
H.P.A. Number:	14-517	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect KC Price, representing the owner, seeks conceptual design review for construction of a third-story addition on a two-story rear wing of a three-story row house in the 14th Street Historic District. The addition would also have a partial fourth floor addition and roof deck on the rear portion of the building.

Proposal

The third floor addition would be constructed atop the footprint of an existing two-story rear wing. The fourth floor would be set back approximately 28 feet from the front and 7 feet from the rear elevation. The addition would be clad in cement siding. The rear elevation of the existing two floors and the additional floors would have the same pattern of consisting of French doors opening to projecting metal Juliette balconies.

Evaluation and Recommendation

The addition would be subordinate in size and profile to the existing house. It would be sufficiently set back and low in height as to not be visible from any perspective street views, and therefore would not impact the character of the historic district or character-defining features of the property. The contemporary character of the addition is not inconsistent with others in the historic district, and the Board has consistently given flexibility in terms of the architectural character of additions that are not visible to public view.

The HPO recommends that the Review Board approve the project in concept and delegate final approval of the plans to staff.